Energy performance certificate (EPC)

Flat 64 The Larches Park Road NEWCASTLE UPON TYNE NE4 7EL Energy rating

Valid until: 3 April 2035

Certificate number: 8800

8800-6798-0822-5475-3753

Property type

Total floor area

62 square metres

Mid-floor flat

Rules on letting this property

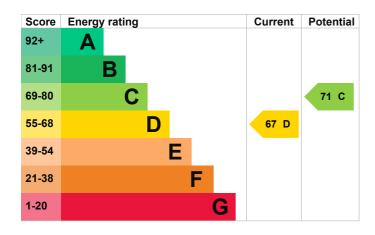
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass community heating for some of heat generation

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP
 The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- · Cavity fill is recommended
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend £964 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £118 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,300 kWh per year for heating
- 1,856 kWh per year for hot water

This property's environmental impact rating is B. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. This property produces 1.3 tonnes of CO2 This property's potential production 1.2 tonnes of CO2 You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£68
2. Internal or external wall insulation	£4,000 - £14,000	£50

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Christopher MacGregor
Telephone	07754089007
Email	info@cm-propertyservices.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024912
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	31 March 2025
Date of certificate	4 April 2025
Type of assessment	RdSAP